



COMPARATIVE MARKET ANALYSIS

P.O. Box 250
Orange, CA 92856
Direct (714) 385-3500
E-Mail valuations@oldrepublictitle.com

Subject Visited: 02/08/2016

Order Id: [REDACTED]
CURRENT TAXES: 676.26
CME Type Exterior 5 day

Property Address WYMAN RD						City, State, Zip, County MILBRIDGE, ME 04658				Loan Number [REDACTED]		
Old Republic Contact Nolasco, Richard						Broker Firm and Contact Schaefer, Cheryl				Telephone # (207)949-9014		
Style	SqFt	# Rooms	# Units	Bed	Bath	Bsmt	Garage	Lot Size	Age	Vacant	Prop Type	Condition
Other	0	0	0	0	0	None	None Known	25.00 Acres	NaN	X	Land Only	Good

If Style is "Mobile Home", is it attached? ☐ Yes ☐ No

If condo or other association exists Fees \$ 0.00 ☐ monthly ☒ annually Current? ☒ Yes ☐ No Fee Delinquent \$

The fee includes ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other

Association contact: Name: Phone No:

Project Name: Total number of Units: Legal Action: No

Property Description/Condition A 25 ACRE LOT IN TOWN AND CLOSE TO AMENITIES.	Mortgagor's Name: BUTLER III, JOHN
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Comparable Sales	Sale Date	SqFt	# Rms	Bed	Bath	Proximity	Bsmt	Garage	Lot Size	Age	DOM	LP@Sale	Sale \$	Owner*
665 UNIONVILLE ROAD	07/15/2015	0	0	0	0	7.17	None	None Known	27.93 Acres	NaN	108	29,900.00	25,000.00	Owner Occupant
44 TIMOTHY WAY	01/15/2016	0	0	0	0	45.6	None	None Known	25.00 Acres	NaN	520	32,000.00	25,000.00	Owner Occupant
7 UNIONVILLE ROAD	07/16/2015	0	0	0	0	8.80	None	None Known	19.00 Acres	NaN	408	29,900.00	20,000.00	Owner Occupant

Condition	Location	Indicate if comparables are superior, inferior, or similar to subject. If Superior/Inferior, explain why	
Comp 1	Good	Similar	COMP IS SUPERIOR IN LOT SIZE AND LOCATION WITH 700' ON TUNK STREAM, WOODED PARCEL NEEDS WELL AND SEPTIC.
Comp 2	Good	Similar	COMP IS INFERIOR IN LOCATION AND SIMILAR IN LOT SIZE. 25 ACRES CLOSE TO TOWN AND AMENITIES. WELL AND SEPTIC NEEDED.
Comp 3	Good	Similar	COMP IS INFERIOR IN LOT SIZE. 19 ACRES WITH 4 ACRES OF BLUEBERRY FIELDS AND OVER 1400' OF PAVED PUBLIC ROAD FRONTAGE. NICE BUILDING LOT HIGH AND DRY.

Indicate home most comparable to subject ☐ 1 ☒ 2 ☐ 3

Comparable Listings	Style	SqFt	# Rms	Bed	Bath	Proximity	Bsmt	Garage	Lot Size	Age	DOM	Orig LP \$	Cur LP \$	Owner*
0 POPLAR LANE	Other	0	0	0	0	5.22	None	None Known	20.00 Acres	NaN	127	25,000.00	25,000.00	Owner Occupant
520 INDIAN RIVER ROAD	Other	0	0	0	0	13.40	None	None Known	25.00 Acres	NaN	455	29,000.00	29,000.00	Owner Occupant
0 KANSAS ROAD	Other	0	0	0	0	3.45	None	None Known	14.00 Acres	NaN	619	30,000.00	28,000.00	Owner Occupant

Condition	Location	Indicate if comparables are superior, inferior, or similar to subject. If Superior/Inferior, explain why	
Comp 1	Good	Similar	COMP IS INFERIOR IN LOT SIZE AND SUPERIOR IWTH 500' ON MILL RIVER. LARGE WOODED PARCEL WITH SOME BLUEBERRY GROUNDS.
Comp 2	Good	Similar	COMP IS INFERIOR IN LOCATION AND SIMILAR IN LOT SIZE. 25 WOODED ACRES I RURAL AREA
Comp 3	Good	Similar	COMP IS INFERIOR IN LOT SIZE AND SIMILAR IN LOCATION. NICELY WOODED 14 ACRES CLOSE TO TOWN AND AMENITIES.

Indicate home most comparable to subject ☐ 1 ☒ 2 ☐ 3
Indicate home(s) that were personally inspected ☐ 1 ☐ 2 ☐ 3

Comments: CL1: BECAUSE THERE ARE NOT ENOUGH COMPS IN SUBJECT AREA SIMILAR IN LOT SIZE SO SEARCH WAS EXPANDED TO 12 MONTHS BACK AND ALL OF SUBJECT'S COUNTY FOR THE MOST SIMILAR COMPS IN LOT SIZE AND LOCATION. CL2: BECAUSE THERE ARE NOT ENOUGH COMPS IN SUBJECT AREA SIMILAR IN LOT SIZE SO SEARCH WAS EXPANDED TO 12 MONTHS BACK AND ALL OF SUBJECT'S COUNTY FOR THE MOST SIMILAR COMPS IN LOT SIZE AND LOCATION. CL3: BECAUSE THERE ARE NOT ENOUGH COMPS IN SUBJECT AREA SIMILAR IN LOT SIZE SO SEARCH WAS EXPANDED TO 12 MONTHS BACK AND ALL OF SUBJECT'S COUNTY FOR THE MOST SIMILAR COMPS IN LOT SIZE AND LOCATION.

* Please indicate owner type: REO (i.e. FNMA, HUD, VA.), Owner Occupant, Investor, Relo.

Neighborhood Data			
Housing Supply	Increasing <input type="checkbox"/>	Stable <input checked="" type="checkbox"/>	Decreasing <input type="checkbox"/>
Property Values	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of Listings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of listings in immediate area:			
Any new construction nearby: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type <input type="checkbox"/> Res. <input type="checkbox"/> Com.			
Price Range: 0.00 High: 0.00			
Number of Houses in direct competition with subject: 3			
Price Range: 25,000.00 High: 29,000.00			

Average marketing time of comparable listings 400 Of comparable sales: 345

Describe any negative neighborhood factors that would detract from subject

THERE ARE NONE KNOWN AS PROPERTY IS CLOSE TO TOWN AND AMENITIES. QUAIN T LITTLE FISHING VILLAGE TYPE AREA.





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CME Type Exterior 5 day

Rental Market Lease Potential 0.00

Market Value Marketing time being defined as: from date of listing to date of contract: MARKET FOR AREA IS ABOUT 180 DAYS AND MARKET AREA IS STABLE AND IN GOOD CONDITION.

Are Repairs Needed? ☐ Yes ☒ No If Yes, Estimated cost: 0.00 Estimated days to repair from: 0 to: 0

Subject As-Is-High 29,000.00 Subject As-Is-Low 20,900.00 Subject As-Is-Value 25,000.00 Subject Repaired 25,000.00

1. Occupancy: ☐ Owner ☐ Rental ☒ Vacant Currently listed for sale: ☐ Yes ☒ No
If subject property is Vacant, is it SECURED? ☒ Yes ☐ No
How much: How Long:
Listing Agent:
Phone Number:

2. If fair or poor explain:
LAND 25 ACRE LOT IN GOOD CONDITION.

3. Area description: ☐ Urban ☐ Suburban ☒ Rural

4. Will Resale be a Problem? ☐ Yes ☒ No Comments: NONE KNOWN

Broker's Signature Broker/Agent Signature on file.	Telephone: 714-385-3500	Date: 02/10/2016
Broker Name Cheryl Schaefer	Broker License Number BA209987	License Expiration Date: 01/26/2018
Broker Company Name and Address Century 21 Queen City, 778 Hudson Rd, Glenburn, ME 04401		
CME is for: A third party making decisions or performing due diligence related to the potential listing, offering, sale, exchange, option, lease or acquisition price of a parcel of real property.		

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Subject Property Address: MILBRIDGE, ME 04658

Mortgagor: BUTLER III, JOHN

(1) (Front) 046.JPG



(2) (Address) 052.JPG



(3) (Street) 047.JPG



(4) (Street) 048.JPG



(5) (Exterior) 055.JPG



(6) (Other) 055.JPG



Subject Property Address: MILBRIDGE, ME 04658

Mortgagor: BUTLER III, JOHN

(CS 1) 665 UNIONVILLE ROAD



(CL 1) 0 POPLAR LANE



(CS 2) 44 TIMOTHY WAY



(CL 2) 520 INDIAN RIVER ROAD



(CS 3) 7 UNIONVILLE ROAD



(CL 3) 0 KANSAS ROAD



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Point Property Street Address

- A Subject WYMAN RD
- B Sale #1 665 UNIONVILLE ROAD
- C Sale #3 7 UNIONVILLE ROAD
- D Listing #1 0 POPLAR LANE
- E Listing #2 520 INDIAN RIVER ROAD
- F Listing #3 0 KANSAS ROAD

NOTE: Some properties may be so close together that they do not show as distinct map points.